

DITCHEAT PARISH COUNCIL PLANNING MEETING

MINUTES OF DITCHEAT PARISH COUNCIL PLANNING MEETING HELD ON THURSDAY 13th JUNE 2019 in the CHURCH ROOM, DITCHEAT.

PRESENT: Chairperson: Councillor Hutton (RH); Councillors Clark (HC), Harrison (HH) and Hughes (LH).

IN ATTENDANCE: Miss P Griffiths – Clerk to the Council.

BY INVITATION: District Councillor John Greenhalgh (JG).

Before the meeting commenced the Clerk explained to members of the public present that the purpose of the Folly Orchard development being an agenda item was to give the PC an opportunity to comment on the concept for the revised development. A planning application had not been submitted so there was no official paperwork to review. The Parish Council would not therefore be acting as a consultee in this instance to Mendip District Council. The Clerk further explained that it was understood that the agents for the applicants were intending to hold a separate public consultation session to garner comments about the development.

PUBLIC PARTICIPATION – Opportunity for members of the public to address the Parish Council. The Chairman invited those present to address the Parish Council. Mr Medlicott, from Orme Architects, spoke on behalf of his clients about the proposed revised planning application for the Folly Orchard development. Mr Medlicott explained that following the comments received concerning the previous application for the development Orme Architects had been appointed and the previous application withdrawn. Mr Medlicott presented the concept plan for the revised development and outlined the changes that had been made to the design for the proposed development following the previous planning application for this site. Mr Medlicott invited the Parish Council (PC) to make any comments on the concept plans.

092/19 APOLOGIES FOR ABSENCE - Councillors Evans (CE), Dando (JD), and Travis (RT). County Councillor Nigel Hewitt-Cooper had also sent his apologies.

093/19 CODE OF CONDUCT – Declarations of interest and dispensations.

- a) Declarations of interest on items included on the agenda – RH declared a personal interest as Orme Architects were undertaking some unrelated consultancy work outside of the parish for a company of which he is a director.
- b) Requests for dispensation for disclosable pecuniary interests - none.

094/19 PROPOSED FOLLY ORCHARD DEVELOPMENT – The PC discussed the concept plans and the changes that had been made to the previous application for the proposed development and notwithstanding the fact that the site was outside the current development limit and was not a site on the proposed Local Plan made the following comments:

- Concerns regarding the entrance and exit from the site appear to have been addressed.
- The use of solar panels was commended.
- Concern regarding the height of the end terrace as viewed when entering the village from Arthurs Bridge. The height of the roof ridge would be higher than the drawings indicate as shown on the concept plans.

- Concern that there was no pavement/s included in the design to link to the village. Occupants of the dwellings would have to cross the road near a sharp bend in the road.
- It was noted that the size of the dwellings had been reduced and therefore the cost of the dwellings would also be reduced.
- It was noted that the intention was for the remaining land on the plot would be maintained as an orchard.

Following a question from the Chairperson (RH) Mr Medicott confirmed that Highway Consultants had been commissioned to undertake traffic surveys. Mr Medicott also confirmed that the Parish magazine, noticeboards and the PC website would be used to give information about the public consultation.

095/19 PLANNING APPLICATIONS: to consider the following planning application: -
 1) Listed building consent application: Removal of internal wall between kitchen and dining room, The Annexe, Queen's Square, Ditcheat. Ref: 2019/1086/LBC.
Outcome: Unanimous 'Recommend approval'.

096/19 ANY URGENT MATTERS OF REPORT – None.

Signed: Chairperson of Ditcheat Parish Council.

Dated: 18th July 2019.

DATE OF THE NEXT FULL MEETING – 18th JULY 2019 AT 7.30pm in the CHURCH ROOM.
PLEASE CHECK THE NOTICEBOARDS FOR AGENDAS AND DATES.
MEMBERS OF THE PARISH AND PRESS WELCOME.